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16 **UNITED STATES DISTRICT COURT**

17 **DISTRICT OF NEVADA**

18 RJRN HOLDINGS, LLC,

19 Case No.: 2:15-CV-1257-JCM-NJK

20 Plaintiff,

21 vs.

22 RHONDA DAVIS; BAC HOME LOANS  
23 SERVICING, LP FKA COUNTRYWIDE  
24 HOME LOANS SERVICING, LP;  
25 CARRINGTON MORTGAGE SERVICES;  
26 HACIENDA NORTH HOMEOWNERS'  
27 ASSOCIATION; and DOES 1 through 10,  
inclusive; ROE CORPORATIONS 1 through 10,  
inclusive,

28 Defendants.

29 **STIPULATION AND ORDER  
30 CERTIFYING COURT'S MARCH 1, 2017  
31 ORDER AS FINAL PURSUANT TO FRCP  
32 54(b)**

33 RH KIDS, LLC,

34 Third-Party Plaintiff,

35 vs.

36 RHONDA DAVIS; BAC HOME LOANS  
37 SERVICING, LP FKA COUNTRYWIDE  
38 HOME LOANS SERVICING, LP;  
39 CARRINGTON MORTGAGE SERVICES;  
40 HACIENDA NORTH HOMEOWNERS'  
41 ASSOCIATION; and DOES 1 through 10,  
42 inclusive; ROE CORPORATIONS 1 through 10,  
43 inclusive,

44 Third-Party Defendants.

1 BAC HOME LOANS SERVICING, LP FKA  
 2 COUNTRYWIDE HOME LOANS  
 3 SERVICING, LP,

4 Counterclaimant,

5 vs.

6 RH KIDS, LLC, a limited liability company of  
 7 unknown origin; RJRN HOLDINGS, LLC, a  
 8 Nevada limited liability company; REX  
 9 ARCHAMBAULT, an individual,

10 Counter-Defendants.

11 Defendants BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP  
 12 (**Bank of America**), Carrington Mortgage Services, LLC (**Carrington**), and Mortgage Electronic  
 13 Registration Systems, Inc. (**MERS**) (collectively, **Defendants**), Plaintiff RJRN Holdings, LLC  
 14 (**RJRN**), Third-Party Plaintiff RH Kids, LLC (**RH Kids**), and Counter-Defendant Rex Archambault  
 15 (collectively with RJRN and RH Kids, **Plaintiffs**) (collectively with Defendants, the **Parties**) hereby  
 16 stipulate that this Court's Order (ECF No. 89) granting RH Kids' motion for summary judgment  
 17 (ECF No. 78) and denying Defendants' motion for summary judgment (ECF Nos. 76, 77) should be  
 18 certified as final pursuant to FED. R. CIV. P. 54(b).

19 1. This is an HOA super-priority lien case. RJRN, who purchased the Property at  
 20 Hacienda North Homeowners Association's (**HOA**) foreclosure sale, asserted claims against Bank of  
 21 America, Carrington, the HOA, and Rhonda Davis for quiet title/declaratory relief and injunctive  
 22 relief. RJRN also asserted a slander of title claim against Bank of America and Carrington. (ECF  
 23 No. 4-1).

24 2. RJRN subsequently dismissed its claims against the HOA in exchange for a  
 25 disclaimer of fees and assessments. (ECF Nos. 11, 12).

26 3. Rhonda Davis was dismissed from this action. (ECF No. 15).

27 4. After filing its complaint, RJRN sold the Property to RH Kids, who intervened as a  
 28 Third-Party Plaintiff on February 23, 2016. (ECF Nos. 20, 23). RH Kids then filed a Third-Party  
 Complaint, in which it asserted claims against Defendants and Davis for quiet title/declaratory relief  
 and injunctive relief. (ECF No. 28).

1       5.     Bank of America answered the Third-Party Complaint, and asserted counterclaims  
2 against Plaintiffs for quiet title/declaratory relief and unjust enrichment, and asserted a counterclaim  
3 for injunctive relief against RH Kids. (ECF No. 40).

4       6.     Defendants moved to dismiss RJRN's claims in their entirety. (ECF No. 47).  
5 Defendants moved for summary judgment on RH Kids quiet title and declaratory relief claims and  
6 Bank of America's quiet title and declaratory counterclaims. (ECF Nos. 76, 77). RH Kids moved  
7 for summary judgment on all of its claims. (ECF No. 78).

8       7.     On February 15, 2017, this Court granted Defendants' motion to dismiss with respect  
9 to RJRN's claims for injunctive relief and slander of title, and denied it with respect to RJRN's quiet  
10 title/declaratory relief claim. (ECF No. 87).

11       8.     On March 1, 2017, this Court granted RH Kids' motion for summary judgment on its  
12 quiet title claim, and denied Defendants' motion for summary judgment. (ECF No. 89).

13       9.     The only remaining claims are RJRN's quiet title claim (which is likely mooted by its  
14 transfer of the Property to RH Kids), Bank of America's unjust enrichment claim (which is likely  
15 mooted by the Court's order quieting title in RH Kids' favor), and RH Kids' claims against Rhonda  
16 Davis (who has not appeared in this matter).

17       10.    Because this Court's March 1, 2017 resolved most of the parties' substantive claims,  
18 and an appeal would expedite the resolution of this litigation, there is no just reason to delay the  
19 appeal of this matter.

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1       11. Based on the foregoing, the Parties respectfully request that this Court certify as final  
2 its March 1, 2017 Order (ECF No. 89) pursuant to FED. R. CIV. P. 54(b) and order the clerk to enter  
3 judgment accordingly, as there is no just reason to delay the appeal of this matter.

4       DATED: April 3, 2017

5       DATED: April 3, 2017.

6       **THE LAW OFFICES OF MIKE BEEDE, PLLC    AKERMAN LLP**

7       */s/ Michael Beede*  
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26      Carrington Mortgage Services, LLC, and  
27      Mortgage Electronic Registration Systems,  
28      Inc.

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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

## RJRN HOLDINGS, LLC,

Case No.: 2:15-CV-1257-JCM-NJK

Plaintiff,

RHONDA DAVIS; BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP; CARRINGTON MORTGAGE SERVICES; HACIENDA NORTH HOMEOWNERS' ASSOCIATION; and DOES 1 through 10, inclusive; ROE CORPORATIONS 1 through 10, inclusive.

**ORDER CERTIFYING COURT'S  
MARCH 1, 2017 ORDER AS FINAL  
PURSUANT TO FRCP 54(b)**

## Defendants.

RH KIDS, LLC,

### Third-Party Plaintiff,

VS.

RHONDA DAVIS; BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP; CARRINGTON MORTGAGE SERVICES; HACIENDA NORTH HOMEOWNERS' ASSOCIATION; and DOES 1 through 10, inclusive; ROE CORPORATIONS 1 through 10, inclusive.

### Third-Party Defendants.

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS  
SERVICING, LP,

### Counterclaimant,

VS

RH KIDS, LLC, a limited liability company of unknown origin; RJRN HOLDINGS, LLC, a Nevada limited liability company; REX ARCHAMBAULT, an individual.

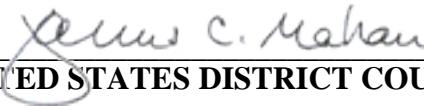
## Counter-Defendants.

Based on the stipulation filed by Defendants BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP (**Bank of America**), Carrington Mortgage Services (**Carrington**), and Mortgage Electronic Registration Systems, Inc. (**MERS**) (collectively,

1 **Defendants**), Plaintiff RJRN Holdings, LLC (**RJRN**), Third-Party Plaintiff RH Kids, LLC (**RH**  
2 **Kids**), and Counter-Defendant Rex Archambault (collectively with RJRN and RH Kids, **Plaintiffs**)  
3 (collectively with Defendants, the **Parties**), this Court's Order (ECF No. 89) granting RH Kids'  
4 motion for summary judgment (ECF No. 78) and denying Defendants' motion for summary  
5 judgment (ECF Nos. 76, 77) is certified as final pursuant to FED. R. CIV. P. 54(b). This Court  
6 expressly finds that there is no just reason for delaying the appeal of this Court's Order, and the clerk  
7 is expressly directed to enter judgment in Plaintiff's favor accordingly.

8 DATED: April 6, 2017.

9  
10 THE HONORABLE JAMES C. MAHAN

11   
12 UNITED STATES DISTRICT COURT JUDGE

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